



# **Angier-Driver Planning and Zoning Study**

***Public Workshop I  
June 29, 2017***



# What is the goal for tonight?

- + Provide background information about zoning
- + Introduce challenges created by existing zoning
- + Hear neighborhood concerns, ideas, questions
- + Gather input on your comfort level moving ahead with developing alternatives and recommendations for rezoning
  - Does not lock you in to supporting a final recommendation



I don't want to move forward.

I am cautious about moving forward.

I am comfortable moving forward.



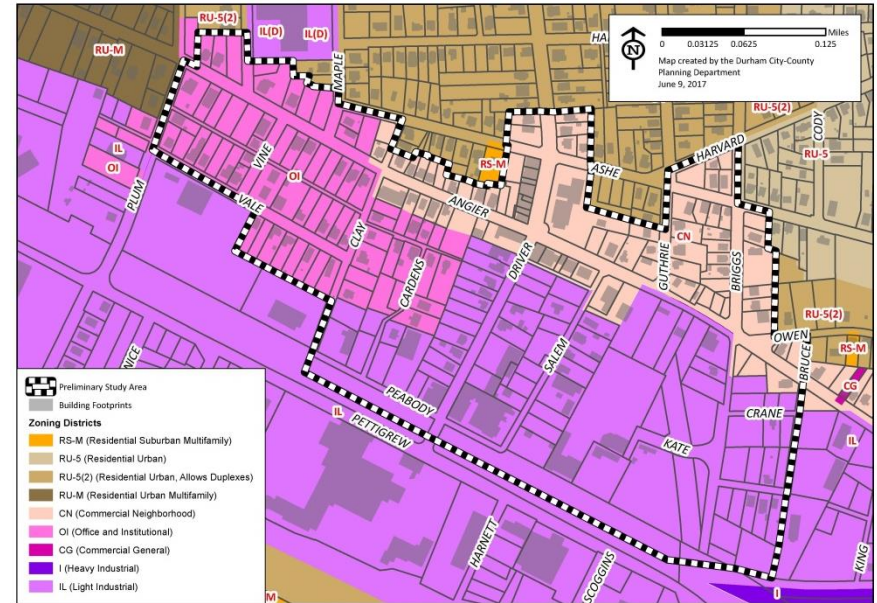
# Why is the City considering rezoning?

- ✚ Current zoning rules create challenges for:
  - Property owners and small business who was to use and preserve the commercial building stock
  - Residents who want to expand their current homes; and
  - Housing advocates looking for infill opportunities, potentially for affordable housing.

# What is Zoning?

Local rules that regulate land use and development:

- ★ Land uses
  - Building height
  - Massing/shaping
  - Siting
  - Landscaping
- ★ Parking
  - Vehicular access
  - Bike/ped infrastructure





# What the Planning Department can and cannot do

Can	Cannot
<ul style="list-style-type: none"><li>• Propose zoning regulations that fit community vision</li><li>• Partnerships with groups who can advise and provide resources to affordable housing and local and minority owned businesses</li></ul>	<ul style="list-style-type: none"><li>• Regulate specific businesses (Starbucks vs. local coffee shop)</li><li>• Regulate <u>who</u> receives development approvals</li><li>• Require affordable housing or affordable rents.</li></ul>



# Project Process



WE ARE HERE





## Survey Summary: What we've heard so far...

<b>Vision</b>	<ul style="list-style-type: none"><li>• Small, minority, locally owned</li><li>• Active, bustling, vibrant</li><li>• Accessible</li><li>• Affordable</li></ul>
<b>Challenges</b>	<ul style="list-style-type: none"><li>• Resources for property maintenance</li><li>• Resources to start businesses</li><li>• Parking</li><li>• Rising rents</li><li>• Purchasing power of low-income community</li><li>• Attracting businesses that serve a wide range of incomes</li></ul>
<b>Assets</b>	<ul style="list-style-type: none"><li>• Historic buildings</li><li>• Accessibility</li><li>• Streetscape</li></ul>
<b>Desired Destinations</b>	<ul style="list-style-type: none"><li>• Coffee Shop</li><li>• Diner/café</li><li>• Bank</li><li>• Grocery Store/Co-op</li><li>• Household goods</li><li>• Pharmacy</li></ul>

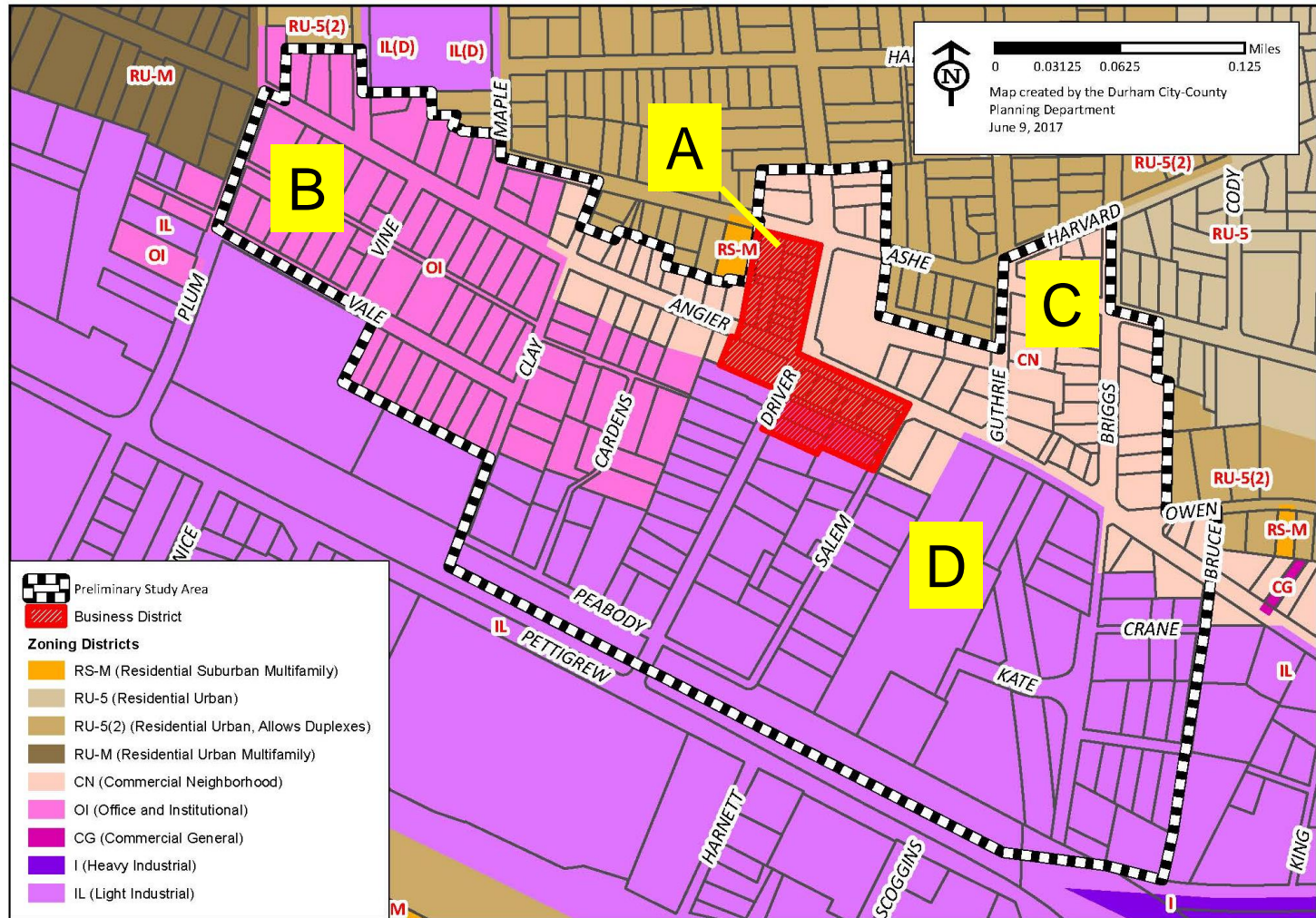


## Survey Summary: What we've heard so far...

-  *Most see zoning rules an issue but are concerned zoning changes will accelerate the trend of rising housing prices.*
-  *The City has already invested millions of dollars in infrastructure and economic development incentives, fixing the zoning is the next step to promote the preservation and continued use of the business district.*



# Sub-areas have different zoning challenges



# Sub Area A: Business District



## Current Zoning



## Existing Land Use





# Sub Area A: Business District

## Challenges of Current Zoning

- ✚ Current rules discourage the use and preservation of existing buildings
- ✚ Current approval process is complex, lengthy and expensive
- ✚ Encourages suburban site design that is not compatible in the neighborhood context

## Opportunities for Rezoning

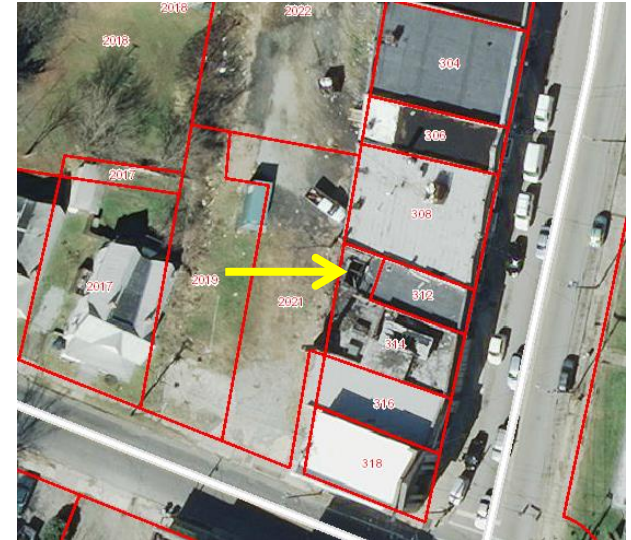
- ✚ Simplify approval process
- ✚ Small storefronts offer opportunities for small businesses
- ✚ Promote preservation of business district's historic character





# Zoning Challenge: On-Site Parking

- ✚ Site Size: 0.02 acres or  $\approx$  900 sq. ft.
- ✚ Building Area:  $\approx$  900 sq. ft.
- ✚ Existing Use: Vacant Storefront
- ✚ Hypothetical Use: Ice Cream Parlor
- ✚ Required number of on-site parking spaces: 9
  - 1 space/100 square feet
- ✚ Cannot accommodate on-site parking
  - *Planning Department cannot approve site plan*





# Zoning Challenge: Approval process is complex, lengthy and expensive

## Rezoning/Special Use Permit

- Rezoning Application: \$4280 base fee
- Average Rezoning process: 6-8 months
- Special Use Permit Application: \$1735
- Average SUP process: 2.5 months



## Site Plan

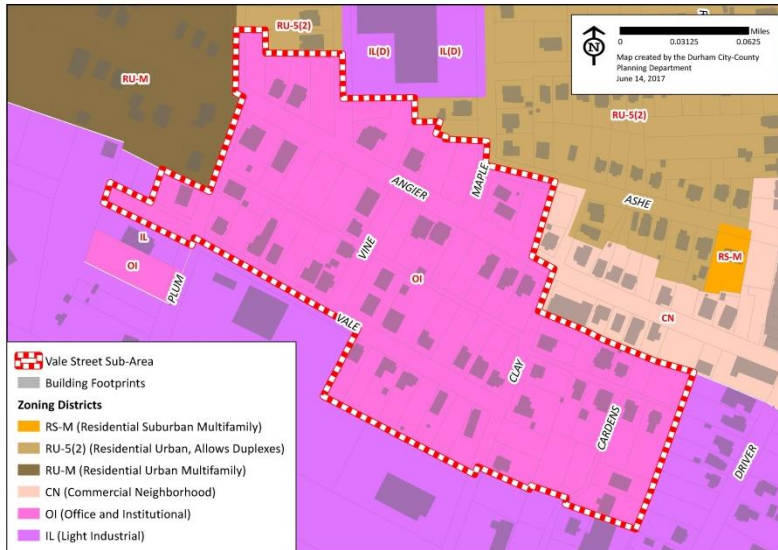
- Fees range from \$218-\$3500
- Average Review 1-6 months

## Other Expenses

- Re-review fees
- Building Permits
- Professional Engineer/Certified Landscape Architect
- Legal Representation
- Expert Testimony
- Other professional analyses – i.e. Traffic Impact Assessment

# Sub Area B: Office Zoning

## Current Zoning



## Existing Land Use



- Zero office uses
- 62% residential uses
- 33% vacant lots
- 58% *legal non-conforming uses*





## Sub Area B: Office Zoning

### Challenges of Current Zoning

- ✚ Limits residents ability to substantially expand or renovate current homes
- ✚ Prohibits new single or two family housing
- ✚ Promote incompatible non-residential development
  - Minimum 20,000 SF lots
  - Maximum height 90 ft.

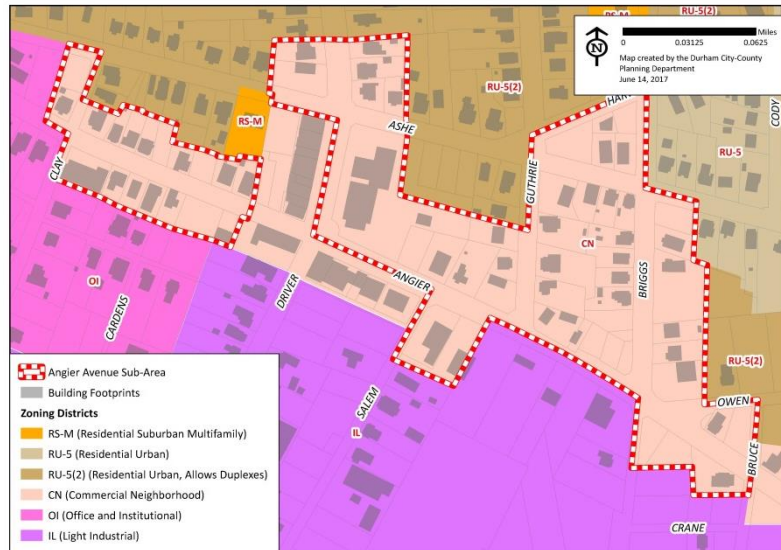
### Opportunities for Rezoning

- ✚ Preserve residential neighborhood character
  - East Durham National Register Historic District
- ✚ Promote infill housing opportunities
  - 23 vacant parcels



# Sub Area C: Commercial Zoning

## Current Zoning



## Existing Land Use



- 8% retail or service uses
- 54% residential uses
- 24% vacant lots







# Sub Area C: Commercial Zoning

## Challenges of Current Zoning

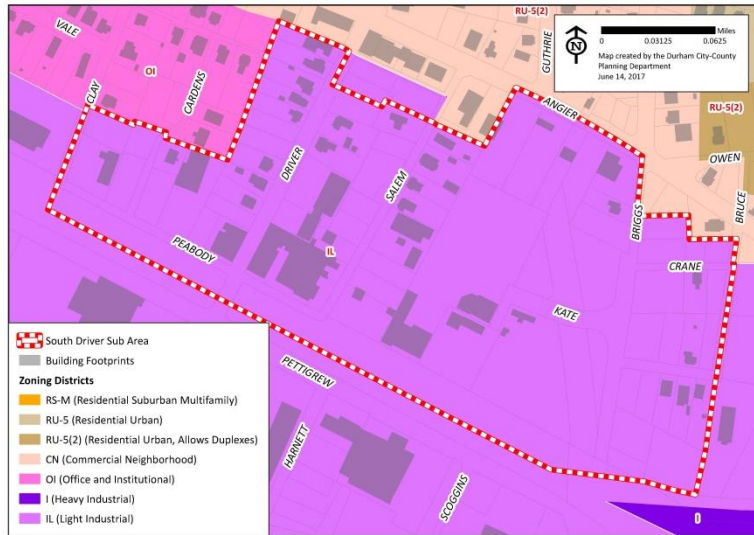
- ✚ Encourages encroachment of commercial uses into residential blocks
- ✚ Encourages suburban site design that may not be compatible with neighborhood context
  - Parking Standards
  - Buffering Standards

## Opportunities for Rezoning

- ✚ Current zoning may be appropriate for some of the area, but a fine-grained assessment of commercial and residential land might be beneficial.
- ✚ Promote infill commercial or residential
  - 16 vacant parcels

# Sub Area D: Industrial Zoning

## Current Zoning



## Existing Land Use



- 31% industrial or service uses
- 26% residential uses
- 42% vacant lots





# Sub Area D: Industrial Zoning

## Challenges of Current Zoning

- ✚ Limits residents ability to substantially expand or renovate current homes
- ✚ Prohibits new single or two family housing

## Opportunities for Rezoning

- ✚ Current zoning may be appropriate for most of the area, but a fine-grained assessment of residential and vacant land might be beneficial.
- ✚ Promote infill housing opportunities?



## Next Steps

- ✚ Compile and present results to the Joint City County Planning Committee
- ✚ Develop alternative recommendations for sub-areas with “green” or “yellow” lights to move forward
- ✚ Workshop 2 – anticipated Fall 2017



## ***Brief Questions***

### ***Project Website:***

<https://durhamnc.gov/3007/Angier-Driver-Planning-and-Zoning-Study>



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